THE SUBURB ON THE MOUNTAINSIDE 13 Miles from N. Y. C. (Lacka, and Erie R. R. Service) A Town of Homes, Social, Athletic and Golf Clubs For Rental

Add a little cash and obtain a desirable Investment Property for something you wish to dispose of, whether a dwelling, a For Sale-Special Offerings

\$16,000 -Pasy Terms-Hillside residence, new; 2 rooms, 2 bathrooms; 100 ft. frontage; garage for 2 cars. \$24,500 -New Colonial residence, in rooms, 3 bathrooms; finished

F. M. CRAWLEY & BROS.

SOUTH ORANGE, N. J. MOUNTAIN STATION



CO. &

TO LET FOR BUSINESS.

From Battery to 14th St., Inclusive.

LOFT

82 4TH AVE. (AT 10TH ST.).

Capacity 300 lbs. to square ft.

SUITABLE for PRINTER

Arthur Greenbaum

STORES TO RENT.

3 Stores in 2815 Trinity Place, good for eigner stores, shoe retail stores or ladies' apparel retail store.
6 Floors, 1,250 square feet each floor, sievator service and steam heat; good for club rooms, offices or light manufacturing, at \$1 per square foot.
10 Small Offices at \$20 to \$25 per month, including light and heat.
2 Basements, 70x40 cach, good for poelroom or printing shop. Also Luncheonette and Cafeteria for sale, good opportunity.

Apply JOHN BOORAS, 6 Trinity Pl.

57 5th AVENUE

Offices, suitable for studios, draftsmen, architects, showrooms, salesrooms, &c.; steam heated, good light; reasonable. Apply on premises, R. NO. MAE CORP. or WM. MAAS, 115 University Place. 3229 Stuyvesant.

Above 14th St. to 59th St. (Inclusive).

5th Ave. & 43 St.

Very Desirable Corner

OFFICES

Lar e and Small Units.

ZIEGLER

BUILDING

512 Fifth Ave.

On premises or Your Own Broker.

TILMAR BUILDING

145 West 45th St.

High Class Office Building

for Select Tenants Only

OFFICES

\$50 Per Month

ROBERT P. ZOBEL

ON PREMISES OR YOUR OWN BROKER.

:99 FIFTH AV.=

239 FOURTH AV.

Fireproof Sprinklered Buildings

A FEW CHOICE LOFTS

Robert P. Zobel

145 WEST 45TH ST.

Haviland Building

11 East 36th St., near 5th Ave.
Through to East 37th St.
12 story fireproof.
Two Entire Floors for Lease.
0 feet each, fine light; most attracvery high class building; elevator
all service the best.

CHOICE INDUSTRIAL SITES

In units of five to fifty acres, on deep water, within eight miles of Manhattan. Served by seven trunk Manhattan. Served by seven trunk line railroads. Storage facilities unrivalled. Railroad sidings easily obtainable. Directly connected with main highways to New York. An opportunity of unusual interest to those who are seeking industrial sites well located, with the most favorable transit facilities. Will sell or lease on long terms at yery sell or lease on long terms at very attractive figures. Address — Department of Public Improvements, Room 206, City of Newark, N. J.

REAL ESTATE—Other States. Onio-Sale or Let.

Cincinnati Theatre PRINCIPALS ONLY **CLENEAY & NOURSE** REAL ESTATE BROKERS 152 East Fourth Street Cincinnati, Ohio

Florida-Sale or Let.

IDEAL FLORIDA HOME vants' quarters (well and comfortably furnished); 3 cottages, garage, poultry house, large hoat house and dock. Handy Railrond, Palm Beach, Dixle Highway, Pictures, maps, details here. Several choice properties Daytona to Miami, E. H. PECK, care S. Osgood Pell & Co. 17 West 44th St., N. Y.

FARM PROPERTY.

New York State-Sale or Let. Aged Owner Will Sell 116 Acres Convenient New York

116 Acres Convenient New York 5 cows, 4 helfers, bulls, horse, tools, implements, vehicles, crops included if you take it now; near beautiful lake, ready market at bearding houses and camps; handy B. R. town, 1% hours Grand Central; splendid hay farm; 85 acres loamy machine worked fields, 20 cow pasture, woodland, 30 apples, variety other fruit; goad 2 story 9 room home, porches, fireplaces; 45 ft, barn, stable, tenant house. For quick sale, 87,500 takes all; terms, G. W. TRAVIS, Hopewell Junctica, N. Y.

New Jersey-Sale or Let. "SUNNY SOUTHERN JERSEY"

BARGAIN CATALOG JUST OUT Farms with live stock, tooks to the corons, fuel, winter vegetables thrown in: mild elimate; rich soil; long growing season; Philadelphia, Adantic City, inland and coast resort markets few minutes' drive; horse, cow, 3 pigs, poultry, tools, with 10 acre place; 1,000 grapes, 2 acres berries, 90 fruit rees; 5 room home; barn, outbuildings; low price \$1,200 takes all; terms, full details and traveling instructions page 21. River front "Bayview," 50 acre old fashioned farm; fine maple shaded 7 room house, large harms, poultry houses, &c; pasture and hay figlds; valumble timber; aged owner throws in 100 poultry, implements, harvested crops; in 100 poultry, implements, harvested crops; in 100 poultry, longlements, harvested crops; hargain price \$2,000, on easy terms; details bargain price \$2,000, on easy terms; details hage 25. Page 20 shows 113 acre, near Philadelphia, bargain, with pair horses, farm machinery, crops included, remodeled buildings, \$00 cord timber track; rich well fruited land, &c., at low price \$3,500, part cash, call or write to-day for catalog, with map, "The California of the East." FREE copy, NEW JERSEY FARM AMENCY, 154-T Nassau st., New York city.

Aged Couple Will Sacrifice Rare Farm Bargain, \$1,800.

The control of the co

Miscellaneous-Sale or Let. Near New York; 104 Acres with 16 Dairy Cattle, 3 Horses,

in hogs, 100 poultry, vehicles, tools, implements, oats, rye, cern, wheat, potatoen, vegutables, etc.; easy commuting to New York, express service, big income solling products nearby top markets; 100 acres tillable, 4 acres woodlot; variety fruit; 2 story 7 room house, grand view; big barn, garage, poultry house. Owners called away, \$10,000 takes all; only \$2,500 needed. Details pare 94 filus. Catalog 1,200 Bargains PREE. STROUT FARM AGENCY, 150-F Nassaust, New York City.

REAL ESTATE—Europe. Biarritz, Cote des Basques
In the middle of pretty park of 8,000 sq.
Magnificent Property in Perfect
Condition
Comprising 7 master's hedrooms 4 bath

noons, beautiful reception room and every modern comfort. For sale for 1,100,000 frs. or 1,500,000 frs. Banque Immobiliere de Paris,

FACTORY SITE. 40 acres at Roselle, New Jersey; 1,200 feet railroad frontage; will divide, B. H. SWEET, Ed. Fulton St., Jamaica. Phone utin Jamaica.

FACTORIES LOFTS C. ALFRED BURHORN CO.,
REALTONS, Phone
Newark St., Hoboken, N. J. Hoboken 2141

FACTORIES EVERYWHERE 20-20 Clinton St. Robert S. Stoutenburg, Newark, N. J. WILLIAM B. MERRALL, Real Estate.

REAL ESTATE TO EXCHANGE. REAL ESTATE TO EXCHANGE.

TO LET FOR BUSINESS.

TO LET FOR BUSINESS.

LEFCOURT BUILDINGS

TO LET

237-239 West 37th Street Stores and Lofts......50 x 100

246-250 West 38th Street Stores and Lofts......75 x 100

42-46 West 38th Street

Buildings have personal supervision of owners. Night and Sunday Elevator and Watchman Service. Sprinklers-Low Insurance-Otis Elevators.

LOUIS HAAS

Brokers Protected

152 W. 42d St. Telephone Bryant 8346

NEW MERCANTILE BUILDING 132 West 36th Street

Just West of Broadway

With Arcade running through to 35th Street. Close to subway stations at 34th Street and Broadway and 7th Avenue. Near Garment Centre and in heart of Herald Square retail district. Splendidly arranged floors of 15,000

Showroomssq. ft. can easily be divided into units of 7,500 sq. ft. each. There is one large ground floor store still available with show windows on both the street and the arcade Leases being made from Feb. 1, 1923, at reasonable rentals Representative of Owners on Premises.

132 W. 36TH CORPORATION, Owner S. Morrill Banner Herbert E. Mitler 505 FIFTH AVENUE-Vanderbilt 5397

Guardian Life Building

50 Union Square 207-211 Fourth Avenue N. E. Corner Fourth Ave. and 17th St. Modern high-class office building overlooking Union Square Park. Executive Offices and Show Rooms ranging in size from 200

Exceptionally good light and good service. Moderate rentals Immediate possession

H. J. Smith, Agent on premises

STORES FOR RENT Columbia University Club Building

4 to 10 West 43d Street.

POSSESSION ARRANGED

APPLY TO J. ROMAINE BROWN CO.

10 East 43d St.

OR YOUR OWN BROKER

A CORNER OFFICE.

249 WEST 49TH ST. Near Broadway Four-story building: will lease for \$5,000 per year net for twenty-one years; brokers protected. F. B. ROBERT, 217 Broadway.

Penn Terminal Building Adjoining Penn, Station and Hotel.
LARGE AND SMALL, OFFICES,
rate Bental. No Manufacturin,
Apply Agent or Your Own Broker,

STORE 57th and electricity. Suitable auto accessories tires, restaurant, or any live business. Immediate possession. J. K. MOORS, 315 West Mth Street. Circle 9800

OFFICES Rodin Studios, 200 West 57th St. FROM \$60 UPWARD

LOFTS-STORES-BUILDINGS LOUIS SCHRAG, 142 West 23d St.

Above 59th St .- 5th Av. to East River. 411-413 E. 107th STREET

Lofts, 50x100; LIGHT: LARGE elevator, steam heated; with or without power. Apply on premises or WM. MAAS, 115 University Place. 3209 Stuyvesant. LEXINGTON AV., 1235, Cor. 84th St. LARGE CORNER STORES.

Excellent Location. Apply on Premises Above 59th St .- 5th Av. to North River.

Broadway & 65th Str SOUTHEAST CORNER.
2d, equare feet 1,680,...\$3,000 3d, square feet 1,830.... 3,000 4th, square feet 1,830.... 3,000 5th, square feet 1,830 . . . 3,000

WILLARD S. BURROWS CO. OR YOUR OWN BROKER

DOCTORS AND DENTISTS CLUNY PROFESSIONAL BUILDING 133 West 72nd St.

NEAR 125TH ST. & 7TH AV. PLOT 100x100 P. B. ROBERT, 217 Broadway

Above 59th St .- 5th Av. to North River.

-FOR RENT-CORNER STORE

WITH BASEMENT. BROADWAY

N. W. Cor. 110TH ST. Apply PH. MEIROWITZ 280 MADISON AVE.

Miscellaneous.

We Have a Complete List of Buildings

Stores Lofts Offices In All Parts of Manhattan

State requirements and our represen-tative will be glad to call with full in-formation of what we have to offer. **RULAND & BENJAMIN**

14 E. 48th St. Vanderbilt 9363.

Washington Heights, Above 125th West of 8th Av.

Desirable Stores 204th St. & Broadway Rents \$000 to \$1,200.
APPLY
Slawson & Hobbs
162 WEST 72D ST. or Agent on Premises

If It Is Not Advertised, a

NEW YORK HERALD "Want

> Ad" will find it.

APARTMENTS-Sale or Let. APARTMENTS-Sale or Let. OF AN A PANA PANA PANA CAMA AN A WOLL The restricted residential standards have established new living ideals in New Jackson Heights New Elevator Garden Apartments 5 to 7 Rooms—2 to 3 Baths
Setal and Business References Regulard
Children's Playgrounds, Golf, Tennis, etc.
Tenant-Ownerthip Flam—Liberal Terms
Take Subway to Grand Central, transfer to
Queenaboro Subway, (Corona Line) to 25th St.
(Jackson Heights) Station—(Office Opp. Station)
By motor—59th via Queenaboro Bridge, Jackson
Ave. to 25th St. The Queensboro Corporation Ofer-50 East 42nd Stree

Unfurnished. From Battery to 14th St., Inclusive.

Unfurnished. From Batters to 14th St., Inclusive

14 Washington Square, Cor. 5th Ave. Estuated in the Finest Residential Security Ready for Occupancy High Class Apartments, 4, 5 & 6 Rooms 1 and 2 Baths Rooms of unusually large size. RHINELANDER REAL ESTATE CO. 21 Nassau St. RENTING AGENT ON PREMISES.

ALWYN COURT

182 West 58th St.

An apartment house combining apartment features with the complete exclusiveness of a refined home. Rooms of unusual size, immense closet space and magnificent appointments, with exceptional service.

One Suite of 12 Rooms Large Reception Foyer, 5 Baths

A. H. O'BRIEN

Tel. Schuyler 2897

The Osborne

205 West 57th St.,

3 to 10 ROOMS

1 to 4 Baths Reasonable Rents

TEL. CIRCLE 5420.

Rooms, 2 Baths; Reasonabl Superintendent on Premises, or

WALTER J. SALMON

Tel. Longacre 8080

17 West 42d St.

Furnished.
Aboys 14th St. to 59th St. (Inclusive).

103 W. 54th St. Desirable Furnished Apartments

2 & 3 Light Rooms Maid's Service Included.
IMMEDIATE POSSESSION.
N. A. BERWIN & CO., 103 Park Av.

HOTEL GREGORIAN

35th St., Near 5th Av. Patronized by discriminating, refined people, semanding good service at low prices. Apartments, \$90. Large suites, \$200 per month.

Unfurnished. From Battery to 14th St., Inctasive,

The Grosvenor 35 Fifth Ave. NEW ADDITION

to Be Completed January 1st SUITES OF 1 & 2 Rooms & Bath Furnished and Unfurnished

J. H. SPAULDING, Mgr.

82 West 12th St. High Class Elevator Apartme 4 Rooms and Bath Also Ground Floor

4-Room Suits, Suitable for
Physician. Will Alter to Suit.
Neumark, Jacob and Neumark

3410 Broadway. N. Y.

Tel. Andubon 1729.

177 SULLIVAN ST. 2 AND 4 ROOMS

Modern improvements. \$1,000 to \$1,700 yearly. PEPE, 40 WASHINGTON SQUARE. Physician's Apartment

THE GROSVENOR, 35 MA AVE.
J. H. Spaulding, Mer.

Unfurnished.
Abore 14th St. to 59th St. (Inclusive). -RODIN STUDIO-100 WEST STH STREET. 4 ROOM APARTMENT

FOR RENT, \$2,500 PER YEAR.
Apply Manager.

Unfurnished.
Above 14th St. to 59th St. (Inclusive).

The Nevada

2025 Broadway

2 or ROOMS

from \$1,500

Just Completed 114 E. 40th St. East of Park Ave.

Convenient for those de-string to be in close touch with business, shope, theatres, clubs, hotels and restaurants. Two blocks from subway express trains, yet a quiet home in the old Murroy Hill section.

APARTMENTS OF 2 and 3 ROOMS with KITCHENETTE 2 Doctors' offices with separate entrances

RENTALS MODERATE \$1.600-\$2.625 Renting Agent on Premises Consult your own broker or

FRENCH & FRENCH, INC. Agents.
350 Madison Ave., at 45th St. Tel. Vanderbilt 3237.

> 290 Park Ave. Apartment for Sale

floor, facing Park Ave., one of floor apartments in the building. d by nn Estate; must be sold; ex-onal terms arranged. Shown by HORACE G. KNOWLES
With Fred T. Ley Co., Inc.
19 West 44th St.

55 W. 55th St. Modern 9-Story Apt. Building 3 Rooms & Bath

POSSESSION AT ONCE. Apply Supt., on premises, or N. A. BERWIN & CO., 103 PARK AV.

Elevator Apartments 201 East 30th St., Corner 3, 4 & 5 Rooms and Bath Can be St own on Monday

28 WEST 46TH ST. 2 Rooms and Bath, \$75. J. EDGAR LEAYCRAFT & CO., East 42d St. Mur. Hill 0800

CENTRAL PARK SOUTH
218-20 West 50th Street.
Elevator House, 5th Floor Apt.
Beautiful view of Park.
8 ROOMS VACANT \$2,500
J. EDICAR DEAVERANT & CO.,
30 East 12d Street.

Fred'k Fox & Co., Inc. 297 Madison Ave., N. Y. C. Phone Vanderbilt 0540. Offices for Rent

103 Park Ave. CORNER 41ST ST. 300 TO 1,200 SQ. FEET. REASONABLE RENTALS. MMEDIATE POSSESSION. N. A. BERWIN & CO. Agents on Premises.

> Service Station, Printers or Manufacturing. John P. Peel Co., 362 W. 23d St.

FACTORIES FOR SALE OR LET LEASE FOR BUSINESS PURPOSES A-43 EAST 50TH STREET NEAR PARK AVENUE.
Six atory American basement dwelling: Otta
elevator, 18 rooms, 8 baths; immediate possession. Rental 8,000 per year and taxes.

PRANCIS B. ROBERT, 217 Broadway. LEASE Near Fifth Avenue, bet. 34th and 39th sts. 23x109; old building.
Will lease or sell at assessed value three story or eight story building. for lease desirable first floor, 25x55.
E. H. PECK, care S. Osgood Pell & Co.,
II WEST 44TH ST., NEW YORK.

Real Estate For Exchange

tenement, farm or country place. Department of Exchange in charge of Chas. F. Noyes, Joseph D. Cronan and Thos. D. McBride of our staff.

Ask for Details by Numbers.

No. 265)—New York City's finest all year residential property; overlooks bay; 5 acres; perfect home with 25 rooms, 6 baths, 5 lavatories. Wine cellars, sunken Italian gardens, tennis courts, garage—5 rooms and bath on second floor. Reproduction value \$500,000. Price \$275,000. Free and clear. Owner will add cash for income property.

(No. 267)—A new six story modern building in the heart of the finan-cial district. Ideal for individual occupancy by a stock exchange house or for corporation offices. Price \$300,000. Mortgage \$175,000 at 6%, 4½ years to run. Half cash and half trade.

(No. 265)—New York City's finest all year residential property; overlooks bay; 5 acres; perfect home with 25 rooms, 6 baths, 5 lavatories. Wine cellars, sunken Italian gardens, tennis courts, garage—5 rooms and bath on second floor.

(No. 288)—An 8-story fireproof loft building at 10th St. near Broad-way. Price, \$200,000. Mortgage, \$93,000. Rents, \$24,000. Cash and trade, \$107,000. (No. 290)—A 12-story downtown Broadwey Office Building. Price, \$750,000. Rent, \$99,500. Cash required, \$150,000. Balance in trade and purchase money mort-

Any firm needing 25,000 to 40,000 sq. ft. of space south of Canal St. can obtain in trade exceptionally well constructed building. Country property or city house taken in part payment.

has F Noyes Co.

Most Attractive Office in the

Herald Square District Size 28 x 28 Feet Front Practically All Glass

Second Floor of Regal Building At 37thSt. & Broadway

Just thoroughly redecorated; new lighting fixtures; elevator service to 11:30 P. M.; can be divided so as to give outside and private office; rent reasonable, with privilege of lease for six years; nothing like it in the busy vicinity of Herald Square.

Call Chelsea 4000

Ask Mr. Walker for details of terms.



Bar Building Built by and for LAWYERS Immediate Occupancy. Extending from

36 W. 44th St. to 37 W. 43rd St. Possessing the utmost in location, character, service and prestige; connected with the Bar Association of the City of New York, adjoining the D. K. E. Club on the East and facing the New York Yacht and Harvard clubs, a few steps from Fifth Avenue, in the heart of

the convenient mid-town section. A limited amount of store and office space is reserved for commercial tenants.

Renting Offices on the Premises 36 West 44th St. Phone Murray Hill 2726

........

-America's Most Prominent Corner COLUMBIA TRUST

BUILDING Northwest Corner Fifth Ave. cor. 34th Street Offices & 775,-1000,-1500

Square Feet Showrooms A Perfect Business Home Apply on Premises

Saul Wilchins, Agt.

1 W. 34th St. Tel. Fitzroy 5989

N. W. Cor. 15th St.

100-5th Ave. STORE &

BASEMENT

Large Show Windows. Exceptional Light Store 61 x 150.

Basement 72 x 16,
POSSESSION FEBRUARY 18T, 1923.

MODERN HIGH CLASS TREPROOF BUILDINGS Basement 72 x 165 LOFT FLOORS, 5,000, 8,500 and 9,150 Sq. Ft. OFFICES, 260 to 2,400 Sq. Ft. and Up

Edgar A. Levy Leasing Co.. Inc. BROKERS PROTECTED.

(NEAR TIMES SQUARE) A New 7 Story and Basement MODERN FIREPROOF BUILDING ON PLOT 50x100

256 West 41st St. BROKERS PROTECTED.

260-62 West 41st Street

Containing 37,000 Sq. Feet. Light on Three Sides. Ready January 1st, 1923. Long Lease. S. L. SNYDER